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INDIANA REAL ESTATE MORTGAGE Link 2) 40410

THIS INDENTURE WITNESSETH, that John R Brugh and Patricia M Brugh(husband & wife) ,
hereinafter referred to as Mortgagors, of <u>Lake</u> County, state of <u>Indiana</u> , Mortgage and warrant to Norwest Financial Indiana, Inc., hereinafter referred to as Mortgagee, the following described real estate, in <u>Lake</u>
County, State of Indiana, to wit:
Lot sixteen (16) in Dyer Estates first addition to the town of
Dyer, as per plat thereof, recorded in plat book 32, page 8, in the office of the recorder of Lake, County, Indiana
to secure the repayment of a promissory note of even date in the sum of \$ 11452.41 , payable to Mortgagee in monthly
installments, the last payment to fall due on 4/30 , 19.94 , and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagoe; provided however, that the principal amount of the outstanding indebtedness owing to Mortgagoe by Mortgagors at any one time, shall not exceed the sum of
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improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagers to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a
Mortgagors agree to pay all indebtedness secured by this mortgage.
mand prior fields, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgagers agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever from valuation or appraisement laws of the state of ladianaty Recorder.
Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.
Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said
mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be forcelosed
accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagers hereby consent, to have a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.
The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender shall include all genders.
IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 26th day of March 1990
Sign here De John & Brugh
Type name as signed: John R. Brugh
Sign here Total Mary Sign here Type name as signed: Type name as signed:
Type name as signed: Patricia M Brugh
Sign here C
Sign here Type name as signed:
Sign here B
Type name as signed: Sign here Type name as signed: Sign here Type name as signed:
State of Indiana) ss.
County of Lake)
Before me, the undersigned, a Notary Publictin and for said County, this 26th day of March , 19 90 ,
came John R. Brugh and Patricia M. Brugh and acknowledged the execution of the foregoing Mortgage. Witness my hand and official seal.
X au Ch. L'émea
Type name as signed: David D. Duncan , Notary Public
My Commission Expires: May 14, 1991
This instrument was prepared by: cyndi lear C.S.
942 E83 (IN)